

SHADOWS, DETRIMENT TO REALTY VALUES, TO BE LESSENEDEBSENED BY BUILDING HEIGHTS RESTRICTION



These pictures represent conditions in various parts of the East Side on an October day between 3 and 4 o'clock in the afternoon. Shadows cast by high buildings darken nearby flats and dwellings to such an extent as to impair their rental value.

New York is a city of shadows. You find them in every street you turn into during a day the sun is shining, but New Yorkers have paid little attention to the shadow problem until now.

The shadows have been there so long that no notice is taken of the fact that a building across the road is robbing you of your just share of sunlight when means health and wealth. The law of shadows has been known to engineers since the days of ancient Egypt, when it was discovered that the sun must not impair your health.

Engineers also London was successful in obtaining a law which made it illegal to遮擋 the sun in the royal residence.

London's law was adopted to save New York, London's

invention of the Tenement House Department, which interrupted sunlight had

been in its campaign for the improvement of the living quarters of many New Yorkers had photographic movie cameras placed at different hours on the same day to illustrate a point which was never noticed before.

New York's office buildings, some of which are taller than those in London, were never built in the English capital to accommodate windows which would receive the maximum amount of sunlight.

Buildings have been carried up to such heights that direct sunlight is impossible below twelve or fifteen stories because buildings opposite stand so close together.

As an example of the case, the change places the one unit that reaches the level of that street corner building being cast in the sun the summer months, while the other half of the building is in deep shadow.

It was found that when it was found that because of a corner in the street line, the sun never reached the building in that street during the day. Wall street, one of the widest of the cross streets in the financial zone, has its houses and the shadows will also be seen through the window glass.

The building height had to be reduced to a

height which did not interrupt the sun's rays.

About two years ago Commissioner

of the Tenement House Depart-

ment, which interrupted sunlight had

already ready and economic con-

ditions.

The photographs were taken in October, 1913, a period of the year when the sun sets early in this part of the world, making it necessary to resort to artificial illumination much sooner than a six o'clock Eastern time.

At Forty-second street, where the new Lexington avenue line is formed, the building blocks are in complete

darkness, as may be seen from the types of houses on

which the shadow of a tall apartment is cast.

These dwellings in the shadow are not the only ones which are deprived of natural sunlight. At Forty-second street, the shadow of the sun sets early in the day and with orders that will make work for months to come the silk industry in this city is better than it has been in some years.

To meet this situation, the Public Service Commission is not

certain whether the various connecting links cannot be completed within a shorter time than has been agreed upon in the contracts with the construction companies.

The four principal lines are as follows:

At Forty-second street, where the new Lexington avenue line is formed, the new subway route. It has

been agreed that the section will remain idle for probably two years, be-

cause the union at the Grand Central station at Forty-second street can be finished.

The most conservative prediction

for its completion is July, 1917.

The Broad Canal street section connecting the White Plains road at Twenty-sixth and Canal street.

This section has not been completed.

Taxpayers associations throughout the city are coming to feel that the new routes should be operated while the old lines still exist.

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that the Public Service Commission

in the past has proceeded with the construction of the various routes with

the result that the various connecting links have been completed in ad-

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PROTEST DELAY ON NEW SUBWAY LINES

Advisory Council Urges Operation of System to Save High Interest Charges

Delay in completing the new subway lines was the subject of communication from the Advisory Council of Allied Real Estate Interests to the Public Service Commission last week, when suggestions were made to improve work exhibited. Taxpayers associations throughout the city are coming to feel that the new routes should be operated while the old lines still exist.

The principal difficulty lies in the fact that the Public Service Commission in the past has proceeded with the construction of the various routes without providing at the same time for the connecting lines and with the new subway lines. Because of this fact the greater part of the new subway will be completed long in advance of the various connecting lines, with the result that the city will lose revenue derived from the sections which are not yet completed.

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BUILDERS TURNING TO CHEAPER STRUCTURES

32 Operations Last Month Cost \$8,244,150 Less Than 27 in January, 1915.

Most new buildings were planned in January than in January a year ago, but considerably less money was invested. The thirty-two buildings planned last month will cost \$4,588,950, as against twenty-seven costing \$7,320,100 the corresponding month last year.

Tenement house construction showed a

sharp decline in January, but

the number of stores and

offices increased.

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